



**Guardhouse Way, Mill Hill, NW7**  
**£3,600 Per Calendar Month**

**richard  
james**  
ESTATE AGENTS

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## Property Description

A Four Bedroom, Three Bathroom (2 en-suite) mid-terrace family house arranged over three floors in the sought after Millbrook Park development, conveniently located for Mill Hill East tube station, Waitrose Supermarket & Virgin Active Gym and within the catchment of Millbrook Park School.

The accommodation provides a Principal Bedroom suite, Three Further Bedrooms, Three Bathrooms (Two en-suite), Two Reception Rooms, a Kitchen/Breakfast Room and guest Wc.

Externally there is off-street parking, a garage, a balcony from the Reception Room and a secluded rear Garden.

Available on a Furnished/Unfurnished basis.

Council Tax Band G.


Sole Agent.

## Key Features

- MID TERRACE FAMILY HOUSE
- TWO RECEPTION ROOMS
- THREE BATHROOMS (TWO EN-SUITE)
- SECLUDED GARDEN
- MODERN DEVELOPMENT
- FOUR BEDROOMS
- KITCHEN/BREAKFAST ROOM
- GARAGE & OFF STREET PARKING
- ARRANGED OVER THREE FLOORS
- COUNCIL TAX BAND G

## Important Information

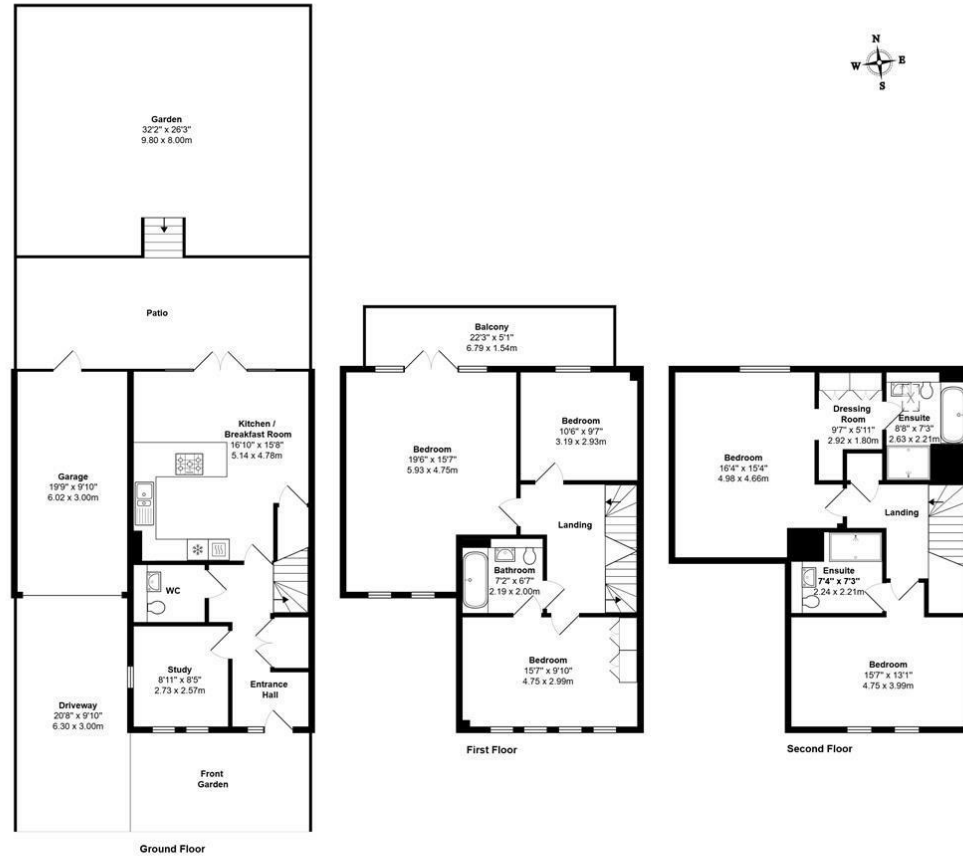
- **Price:** £3,600 Per Month
- **Council Tax Band:** G
- **EPC:** B
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>87</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	









**Guardhouse Way NW7**

Total Area: 2082 ft<sup>2</sup> ... 193.4 m<sup>2</sup>  
(Includes Garage)

All measurements are approximate and for display purposes only

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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